



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2020/1165

9 December 2021

Wentworth Equities No.2 Pty Ltd
C/- Urbis Pty Ltd
Att: Mr Matthew Brown
Level 32, 300 George Street
BRISBANE CITY QLD 4000

Email address: mbrown@urbis.com.au

Dear Mr Brown

S89(1)(a) Approval of PDA development application

PDA Development Permit for a material change of use for multiple residential, food premises, shop, office, indoor entertainment, medical centre (stage 1); preliminary approval for a material change of use for multiple residential, food premises, shop, office, indoor entertainment and medical centre (stages 2 and 3); and development permit for reconfiguring a lot for 1 lot into 2 lots (stage 1) and 1 lot into 3 lots (stage 2) at 19 Hercules Street, Hamilton described as Lot 3 on SP172658

On 9 December 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Leila Torrens, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7466 or at Leila.torrens@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	19 Hercules street	
Lot on plan description	Lot number	Plan description
	3	SP172658
PDA development application details		
DEV reference number	DEV2020/1165	
'Properly made' date	18 January 2021	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Development permit 	
Proposed development	Material Change of Use <ul style="list-style-type: none"> • multiple residential, food premises, shop, office, indoor entertainment, medical centre (stage 1); • preliminary approval for a material change of use for multiple residential, food premises, shop, office, indoor entertainment and medical centre (stages 2 and 3); and • development permit for reconfiguring a lot for 1 lot into 2 lots (stage 1) and 1 lot into 3 lots (stage 2). 	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice <p>The approval is for:</p> <ul style="list-style-type: none"> • Development Permit for a Material Change of Use; • Preliminary approval for a Material Change of Use; • Development Permit for a Reconfiguration of a Lot in two stages 	
Decision date	9 December 2021	
Currency period	6 years for a MCU from the decision date 4 years for a RoL from the decision date	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	COVER SHEET prepared by Fuse Architects	DA 000 Rev A	07/12/2020
2.	LEGEND AND BASIX prepared by Fuse Architects	DA 001 Rev A	07/12/2020
3.	LOCATION PLAN prepared by Fuse Architects	DA 002 Rev A	07/12/2020
4.	SITE ANALYSIS prepared by Fuse Architects	DA 003 Rev A	07/12/2020
5.	BASEMENT 5 prepared by Fuse Architects	DA 101 Rev A	07/12/2020
6.	BASEMENT 4 prepared by Fuse Architects	DA 102 Rev A	07/12/2020
7.	BASEMENT 3 prepared by Fuse Architects	DA 103 Rev A	07/12/2020
8.	BASEMENT 2 PLAN prepared by Fuse Architects	DA 104 Rev A	07/12/2020
9.	BASEMENT 1 PLAN prepared by Fuse Architects	DA 105 Rev A	07/12/2020
10.	GROUND FLOOR prepared by Fuse Architects	DA 106 Rev A	14/05/2021
11.	VIEW CORRIDOR AXIS prepared by Fuse Architects	DA 107 Rev A	14/05/2021
12.	MEZZANINE prepared by Fuse Architects prepared by Fuse Architects	DA 108 Rev A	14/05/2021
13.	LEVEL 1 prepared by Fuse Architects	DA 109 Rev A	14/05/2021
14.	LEVELS 2, 9+10 PLANS (TYP LOWER W/ SKYGARDENS TO EAST) prepared by Fuse Architects	DA 110 Rev A	14/05/2021
15.	LEVELS 3, 4, 7, 8, 11, 12 + 15 PLANS (TYP LOWER) prepared by Fuse Architects	DA 111 Rev A	14/05/2021
16.	LEVELS 5, 6,13+14 PLANS (TYP LOWER W/ SKYGARDENS TO WEST) prepared by Fuse Architects	DA 112 Rev A	14/05/2021
17.	LEVELS 16, 19, 20 (TYP UPPER) prepared by Fuse Architects	DA 113 Rev A	14/05/2021
18.	LEVELS 17 + 18 (TYP UPPER W/ SKYGARDENS TO EAST) prepared by Fuse Architects	DA 114 Rev A	14/05/2021
19.	LEVELS 21 + 22 (TYP UPPER W/ SKYGARDENS TO WEST) prepared by Fuse Architects	DA 115 Rev A	14/05/2021
20.	LEVEL 23 prepared by Fuse Architects	DA 116 Rev A	14/05/2021
21.	LEVEL 24 prepared by Fuse Architects	DA 117 Rev A	14/05/2021
22.	LEVEL 25 prepared by Fuse Architects	DA 118 Rev A	14/05/2021
23.	LEVEL 26 prepared by Fuse Architects	DA 119 Rev A	14/05/2021
24.	LEVEL 27 prepared by Fuse Architects	DA 120 Rev A	14/05/2021
25.	LEVEL 28 prepared by Fuse Architects	DA 121 Rev A	14/05/2021
26.	ROOF prepared by Fuse Architects	DA 122 Rev A	14/05/2021
27.	NORTH ELEVATION HERCULES STREET prepared by Fuse Architects	DA 201 Rev A	07/12/2020
28.	EAST ELEVATION prepared by Fuse Architects	DA 202 Rev A	07/12/2020

29.	SOUTH ELEVATION prepared by Fuse Architects	DA 203 Rev A	07/12/2020
30.	WEST ELEVATION prepared by Fuse Architects	DA 204 Rev A	07/12/2020
31.	SECTION AA prepared by Fuse Architects	DA 301 Rev A	07/12/2020
32.	SECTION BB prepared by Fuse Architects	DA 302 Rev A	07/12/2020
33.	SECTION CC prepared by Fuse Architects	DA 303 Rev A	07/12/2020
34.	SECTION DD prepared by Fuse Architects	DA 304	21/05/2021
35.	SECTION EE prepared by Fuse Architects	DA 305	21/05/2021
36.	SECTION FF prepared by Fuse Architects	DA 306	21/05/2021
37.	ADAPTABLE UNIT prepared by Fuse Architects	DA 401 Rev A	07/12/2020
38.	AREA CALCULATIONS DIAGRAMS prepared by Fuse Architects	DA 402 Rev A	07/12/2020
39.	SUNSTUDIES @ JUNE 21st prepared by Fuse Architects	DA 403 Rev A	07/12/2020
40.	SUNSTUDIES @ JUNE 21 st prepared by Fuse Architects	DA 404 Rev A	07/12/2020
41.	CONTEXTURAL RELATIONSHIP prepared by Fuse Architects prepared by Fuse Architects	DA 405	13/05/2021
42.	PASSIVE DESIGN ANALYSIS	DA 406	26/05/2021
43.	PLATINUM HAMILTON - STAGE 1 LANDSCAPE CONCEPT MASTER PLAN REPORT prepared by Urbis	I	13/08/21
44.	COVENANT FORM 31 prepared by Mahoneys		09/12/2021
45.	Proposed Covenant Plan prepared by Bennett and Bennett		06/12/2021
46.	Preliminary Approval Drawing prepared by Urbis (amended in red 7/12/2021)	RPT-20201221-19 Hercules Street Hamilton	Amended in red 07/12/2021
47.	Plan of Proposed Volumetric Subdivision of Lots 101 & 900 Cancelling Lot 3 on SP172658 (SP322280) prepared by Bennett and Bennett	10391_003_PRO	11/11/2020
48.	Plan of Proposed Standard Format Subdivision of Lots 1-3 Cancelling Lot 900 on SP322280 (SP322281)	10391_004_PRO	11/11/2020
Other Plans and documents referred to in this approval			
49.	Serviceability Report prepared by Bornhorst and Ward	Rev B	14/08/20
50.	ESD Report prepared by FUSE Architects	V4	October 2021

PDA development conditions

PREAMBLE AND ABBREVIATIONS

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

Tip: delete abbreviations + definitions to match the requirements of the site and location

The following is a list of abbreviations utilised in this approval:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **BFP** means Building Format Plan.
3. **Basic AC EV charging** means an electric vehicle charging facility on a dedicated AC circuit of 240 volts. Basic AC EV charging is typically used in long park situations such as dwellings and workplaces and requires a minimum 20 Amps, and installation of an EVSE charging unit capable of supplying 2.4 to 7kW of power.
4. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
5. **Contributed Asset** means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:
 - a. **External Authority** means a public-sector entity other than the MEDQ;
 - b. **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
 - c. **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
 - d. **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
 - e. **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
 - f. **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational work related to the provision of water infrastructure.
6. **Council** means the relevant local government for the land the subject of this approval.
7. **Destination AC or DC EV charging** means an electric vehicle charging facility capable of supplying 11-25kW of power. Destination AC or DC EV charging is typically used in short term parking situations up to 2 hours in duration, and requires three phase 415V and with 20-32 Amps. If three phase power is unavailable, single phase 40 Amps is acceptable.
8. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.
9. **EDQ** means Economic Development Queensland.

10. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
11. **EDQ TS** means Economic Development Queensland's – Technical Services team.
12. **EP Act** means the *Environmental Protection Act 1994*.
13. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
14. **MEDQ** means the Minister for Economic Development Queensland.
15. **PDA** means Priority Development Area.
16. **RPEQ** means Registered Professional Engineer of Queensland.

COMPLIANCE ASSESSMENT:

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 1. if satisfied, endorses the revised documentation; or
 2. if not satisfied, notifies the applicant accordingly.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsmip.qld.gov.au.
 b) EDQ TS at: EDQ_PrePostConstruction@dsmip.qld.gov.au.

PDA Development Conditions – Material Change of Use (Stage 1)

Ref	Condition	Timing
General		
MCU 1.	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with:</p> <p>a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by the following conditions:</p> <ul style="list-style-type: none"> • Condition 4 Out of Hours Work • Condition 31 Streetscape works • Condition 32 Sufficient Grounds - Landscape and Public Realm Design (stage 1 and interim) • Condition 36 Sufficient Grounds - Sustainability and efficiency • Condition 42 Covenant for Public Realm • Condition 44 Covenant for Public Realm • Condition 43 Out of Hours Work 	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
MCU 2.	<p>Maintain the approved development</p> <p>Maintain the approved development generally in accordance with:</p> <p>a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions:</p> <ol style="list-style-type: none"> a. Condition 4 Out of Hours Work b. Condition 31 Streetscape works c. Condition 32 Sufficient Grounds - Landscape and Public Realm Design d. Condition 33 Sufficient Grounds - ultimate public realm delivery. (stage 1 and interim) e. Condition 36 Sufficient Grounds - Sustainability and efficiency f. Condition 42 Covenant for Public Realm g. Condition 44 Covenant for Public Realm h. Condition 43 Out of Hours Work 	<p>At all times following commencement of use</p>

Construction management		
MCU 3.	<p>Hours of work - construction</p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	During construction unless otherwise endorsed
MCU 4.	<p>Out of hours work - Compliance Assessment</p> <p>Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form³.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
MCU 5.	<p>Certification of Operational Work</p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>. Conditions that require compliance with the Certification Procedures Manual are as follows:</p> <ul style="list-style-type: none"> • Condition 7 Erosion and Sediment Management • Condition 10 Construction Noise Management Plan • Condition 11 Structural Monitoring and Vibration Report • Condition 13 Excavation and Basement Design • Condition 15 Retaining Walls (not part of building structure) • Condition 16 Groundwater Management Strategy • Condition 17 Shoring • Condition 18 Temporary Rock and ground anchors • Condition 19 Roadworks • Condition 26 Stormwater Management (quality) • Condition 30 Streetscape Works • Condition 31 Landscape and Public Realm Design • Condition 46 Earthworks • Condition 47 Stormwater Management (Quantity) 	At all times
MCU 6.	<p>Construction management plan</p> <p>a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ol style="list-style-type: none"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 	a) Prior to commencing work

³ The out of hours work request form is available at EDQ's website.

	<ol style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use noting all access must be via Hercules Street; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
MCU 7.	<p>Erosion and sediment management</p> <p>a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ol style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
MCU 8.	<p>Traffic management plan</p> <p>a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ol style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; 	<p>a) Prior to commencing work</p>

	<ul style="list-style-type: none"> iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>b) During construction</p>
MCU 9.	<p>Haulage management plan</p> <p>a) Submit to EDQ TS a Haulage Management Plan (HMP) prepared by a suitably qualified and experienced person holding current Traffic Management Design qualifications. The HMP is to include at a minimum:</p> <ul style="list-style-type: none"> i) Heavy vehicle size and load limits; ii) An estimate of the quantity of excavated / demolition material to be removed and the approximate number of heavy vehicle movements per day, including destinations for loads; iii) Designated haulage route(s) including contingency haulage for all stages of the Works noting that all haulage from the site must be via Hercules Street; iv) Haulage times; v) Monitoring arrangements, daily metric reporting and monthly reporting to manage load limit compliance; vi) Relevant actions and procedures identifying how loads will be appropriately secured, managed and loaded; vii) Contingency planning for non-standard operations and unpredicted impacts, including a safety management protocol; viii) A communication strategy (including a community engagement plan) for routes and corridors that are being utilised for the transportation of material(s), with provision for a complaints register, and the ability to identify relevant trucks or drivers in relation to a complaint received; and ix) Evidence of consultation with Council which demonstrates their support of the HMP <p>b) Undertake all haulage in accordance with the relevant HMP, which must be current and available on site at all times.</p>	<p>a) Prior to commencing work</p> <p>b) At all times</p>

MCU 10.	<p>Construction noise management plan</p> <p>a) Submit to EDQ TS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ TS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>
MCU 11.	<p>Structural monitoring and vibration report</p> <p>a) Submit to the EDQ TS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including:</p> <ul style="list-style-type: none"> i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing: <ul style="list-style-type: none"> 1. excavation of basement and shoring; 2. new excavation; 3. installation of new foundations (i.e. piling); 4. proposed methods to mitigate and control vibration and ground movement during construction; ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works; iii) confirmation that the vibrations limits have been submitted to adjacent utility providers; iv) confirmation that UU, APA and Energex has reviewed the monitoring procedure for works adjacent to the Water, Sewer, Gas, Electrical Infrastructure; v) where proposed anchoring, including: <ul style="list-style-type: none"> 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 	<p>a) Prior to commencing work</p>

	<p>3. consent from affected landowners and/or road managers;</p> <p>vi) dilapidation survey of surrounding assets and details of on-going monitoring of these assets.</p> <p>b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.</p>	b) During construction
MCU 12.	<p>Public infrastructure (damage, repairs and relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
MCU 13.	<p>Excavation and basement design</p> <p>a) Submit to the EDQ TS an Excavation and Basement Report, certified by a RPEQ, including:</p> <p>i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design;</p> <p>ii) consistency with:</p> <ol style="list-style-type: none"> 1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments;</i> 2. the Geotechnical Shoring and Design Report submitted under Condition 17 of this approval; 3. the Structural Monitoring and Vibration Report submitted under Condition 11 of this approval; 4. the Rock and Ground Anchor Report submitted under Condition 18 of this approval: <p>iii) locations of cut and fill, and the character of material;</p> <p>iv) quantity of fill to be deposited;</p> <p>v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material;</p> <p>vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties;</p> <p>vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater;</p> <p>viii) where earthworks disturb contaminated land (as defined under the EP Act), evidence of consistency</p>	a) Prior to commencing work

	<p>with the site suitability statement submitted under Condition 14 of this approval; and</p> <p>ix) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ.</p> <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition.</p> <p>c) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition.</p> <p>d) Submit to EDQ TS RPEQ:</p> <p>i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and</p> <p>ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition.</p> <p><i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i></p>	<p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
MCU 14.	<p>Acid sulfate soils</p> <p>a) Submit to EDQ TS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
MCU 15.	<p>Retaining walls (not part of building structure)</p> <p>a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <p>i) certified to achieve a minimum 50 year design life;</p>	<p>a) Prior to commencing earthworks</p>

	<p>ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>);</p> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ TS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
MCU 16.	<p>Groundwater management strategy</p> <p>a) Submit to EDQ TS a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum:</p> <ul style="list-style-type: none"> ○ strategies for managing groundwater during all works phases; ○ an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with <i>Australian Groundwater Modelling Guidelines, 2012</i>; ○ strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); ○ details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing infrastructure and structures (i.e. buildings and services); ○ strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with current <i>Australian and New Zealand Environment and Conservation Council Guidelines</i>; and ○ confirmation that the GMS has been prepared with reference to the relevant documentation prepared in accordance with other related conditions of this approval including; <ul style="list-style-type: none"> a. Condition 17 Shoring <p>b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
MCU 17.	<p>Shoring</p> <p>a) Submit to EDQ TS a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include:</p> <ul style="list-style-type: none"> i) confirmation works are designed to meet the following <i>Australian Standards</i>: <ol style="list-style-type: none"> 1. <i>AS1726 Geotechnical Site Investigation</i>; 	<p>a) Prior to commencing work</p>

2. *AS2159 Piling - Design and Installation*;
 3. *AS4678 Earth Retaining Structures*;
- ii) a Geotechnical Investigation Plan and Geotechnical Analysis including:
1. details on the stratigraphy, groundwater level, excavatability and profiling;
 2. a table detailing geotechnical design parameters used to undertake detailed design;
 3. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure;
- iii) analysis of groundwater hydrology, including:
1. considerations of seasonality, tidal effects, possible fractured ground at depth
 2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition
 3. temporary decommissioning of basement pumps, all construction phases and the ultimate development;
- iv) analysis and measures to minimise impacts to existing buildings and public utilities, including:
1. a dilapidation survey of buildings located within 20m of works and Heritage Places (comprising structures) located within 50m of works;
 2. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated;
- v) assessments of construction methodology impacts, including:
1. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment);
 2. critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections, changes to stress and groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties;
 3. design drawings and technical specifications, including any temporary and permanent structures;
 4. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site;
 5. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to).

	<p>vi) evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality.</p> <p>vii) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development.</p> <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p>	<p>b) At all times</p>
MCU 18.	<p>Temporary rock and ground anchors</p> <p>a) Where temporary rock and ground anchors are proposed submit to EDQ TS a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including:</p> <ol style="list-style-type: none"> i. detailed engineering drawings detailing the locations and specifications of rock and ground anchors; ii. where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s); iii. RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ certification must consider the effects of the load imposed pressure bulb: <ol style="list-style-type: none"> 1. prior to the de-stressing of the temporary ground anchors; and 2. upon completion of the building. <p>b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition.</p> <p>c) Submit to the EDQ TS RPEQ:</p> <ol style="list-style-type: none"> i) certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition ii) certified 'as-constructed' drawings and associated test documentation for all rock and ground anchors constructed in accordance with part b) of this condition. The 'as-constructed' drawings and associated test documentation must include: <ol style="list-style-type: none"> 1. locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block); 2. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; 3. construction methodology used during installation and the results of any tests; 4. surveyed location of the following plotted on the shoring plan and wall sections: <ol style="list-style-type: none"> A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); B. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and 	<p>a) Prior to Commencing work</p> <p>b) During construction</p> <p>c) Within 20 business days of completion of work involving rock and ground anchors</p>

	<p>C. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors.</p> <p>d) Submit to EDQ TS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.</p>	<p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
MCU 19.	<p>Roadworks – Compliance Assessment</p> <p>a) Submit to EDQ TS, for Compliance Assessment, Roadworks Functional Layout Plans, certified by a RPEQ, for any public transport infrastructure or works within an existing or proposed road reserve, including:</p> <ol style="list-style-type: none"> i. horizontal and vertical alignment, pavement depth, service corridors, access points, cross sections, signage and servicing; ii. the function of shared zone(s) for pedestrians, cyclists and vehicles; iii. clear sight lines to ensure legibility and visibility for all users; iv. effective wayfinding treatments (e.g. visual and textural cues including paving, materiality, lighting, planting, bollards and signage) to clearly define the function of the road and the use of shared zone(s); v. safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles; vi. the following supporting information: <ul style="list-style-type: none"> • referenced design and performance criteria; • referenced supporting documentation used to inform designs; • RPEQ confirmation that all works within existing or proposed road reserves accord with Council’s standards; or • for works inconsistent with Council’s standards, an executed Management Agreement with Council detailing maintenance, replacement, security, and insurance requirements. <p>b) Submit to EDQ TS engineering design and construction drawings, certified by a RPEQ, for all roadworks shown on the Functional Layout Plans endorsed under part a) of this condition.</p> <p>c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ TS the following: <ol style="list-style-type: none"> i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this </p>	<p>a) Prior to commencing roadworks</p> <p>b) Prior to commencing roadworks</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>d) Prior to commencement of use or BFP endorsement,</p>

	<p>condition;</p> <ul style="list-style-type: none"> ii) all documentation as required by the Construction Procedures Manual; iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all works constructed in accordance with this condition. 	<p>whichever occurs first</p>
MCU 20.	<p>Vehicle access</p> <ul style="list-style-type: none"> a) Construct a vehicle crossover: <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards. b) Submit to EDQ TS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
MCU 21.	<p>Car parking</p> <ul style="list-style-type: none"> a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ TS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
MCU 22.	<p>Charging for electric vehicles – multi-residential</p> <p>Provide for electric vehicle charging as follows:</p> <ul style="list-style-type: none"> a) Provisioning for Basic AC EV charging⁽¹⁾ to all residential car parking bays, including dedicated conduits and circuits wired to parking bays to allow electric vehicle chargers to be installed by others later (if required); and b) Provisioning for 1 time-limited shared car parking bay with three phase Destination AC or DC EV charging⁽¹⁾ at a rate of 1 for every 100 car parking bays; and c) Electric vehicle charging should be capable of electrical load control to manage development peak demand; and 	<p>a) For all parts of this condition, prior to commencement of the use</p>

	<p>d) Submit to EDQ TS, certified evidence from an electrical engineer which demonstrates the electric vehicle charging facilities and / or provisioning has been provided in compliance with this condition.</p> <p>^[1] refer to definitions in preamble</p>	
MCU 23.	<p>Bicycle parking</p> <p>a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.</p> <p>b) Submit to EDQ TS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
MCU 24.	<p>Water connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
MCU 25.	<p>Sewer connection</p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
MCU 26.	<p>Stormwater connection and building levels</p> <p>a) Connect the approved development to a lawful point of discharge:</p> <ul style="list-style-type: none"> i) with 'no-worsening' to upstream or downstream properties for storm events up to the following ii) 1% Annual Exceedance Probability iii) generally in accordance with Council's current adopted standards <p>b) The building level shall meet the following requirements:</p> <ul style="list-style-type: none"> i) All Essential Services to be above 3.6m AHD; ii) Basement Access above 3.4m AHD; iii) Building Floor Class 6 Level above 3.1 AHD. 	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

	<p>c) Submit to EDQ TS RPEQ certification that the stormwater connection and building levels have been constructed in accordance with part a) and b) of this condition.</p>	<p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
MCU 27.	<p>Stormwater management (quality)</p> <p>a) Submit to EDQ TS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: ii) approved reports. <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS RPEQ certification that the stormwater quality have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
MCU 28.	<p>Electricity</p> <p>a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
MCU 29.	<p>Telecommunications</p> <p>a) Submit to EDQ TS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement,</p>

		whichever occurs first
MCU 30.	<p>Broadband</p> <p>a) Submit to EDQ TS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
MCU 31.	<p>Streetscape works – Compliance Assessment</p> <p>a) Submit to EDQ TS, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the following approved plans/ documents:</p> <p>i) Platinum Hamilton Stage 1 Landscape Concept Masterplan prepared by Urbis dated 13th August 2021</p> <p>The certified drawings are to include, where relevant:</p> <ol style="list-style-type: none"> 1. location and type of street lighting in accordance with AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; 2. footpath treatments; 3. location and specifications of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines. <p>b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ TS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of streetscape works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

MCU 32.	<p>Sufficient Grounds - Landscape and Public Realm Design (Stage 1 and interim) Compliance assessment</p> <p>A. Submit to EDQ TS detailed public realm plans, certified by an AILA, for compliance assessment for the development's landscape and public realm area design, including maintenance schedule and works. The detailed landscape plans are to follow the principles of the Platinum Hamilton Landscape Concept Plan prepared by Urbis, dated 13th August 2021. and specifically drawing numbers:</p> <ul style="list-style-type: none"> I. LP02 Ground level Stage 1 Delivery Ultimate Design; and II. LP 03 Ground level Stage 1 Delivery Interim Park <p>The plans are to include proposed finished levels, including sections across and through the open space at critical points: and address the following design requirements:</p> <ul style="list-style-type: none"> I. The interface between Hercules Street and the built form is to deliver a strong entry statement to the development and continue to provide a strong visual connection through to the second and third stages of the proposed development. Design elements of the Hercules Street frontage are to include: <ul style="list-style-type: none"> i. Weather protection for users of the area at the front of the development; ii. Public art to signify the importance of the entry to the development; iii. Landscaping that contributes to the appearance of a high quality entry statement. iv. Continuity of weather protection from Stage 1 through to Main Street. II. The provision of an appropriate high quality connection with between the Stage 1 built form and proposed stage 2 and 3 of the development. This is to include an appropriately sized and embellished public gathering space before the axes take off towards the south through the areas of future stages; the embellishment of this space is to take into consideration the climatic conditions created by the built form. The provision of a shadow diagram to support the design of this public gathering space is required. III. The design of this space is to encourage and attract the general public from Main Street through to Hercules Street and is to respond to this appropriately by taking advantage of level changes through the site to emphasise significant views and provide complementary landscape elements. 	a)Prior to commencement of ground level building work
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	<p>IV. A comprehensive integrated palette of materials, colours and street furniture that contribute to the high quality of public realm, to be delivered as part of a superior design outcome.</p> <p>V. Compliance with the requirements of the Disability Discrimination Act 1992 (Cth)</p> <p>Irrigation and maintenance: The plans must include:</p> <ul style="list-style-type: none"> • design details for all irrigation systems and works: and • a maintenance schedule demonstrating that the landscape and public realm areas will be able to be maintained and sustained in a suitable manner. <p>B. Construct the works generally in accordance with the certified plans submitted under part a) of this condition</p> <p>C. Maintain the works constructed under part b) in accordance with the certified plans submitted under part a) of this condition.</p> <p>D. Obtain and maintain public liability insurance for the public realm of at least \$20 Million, and submit a certificate of insurance as evidence of insurance to EDQ DA.</p>	<p>b) prior to commencement of use of the building</p> <p>c) at all times</p> <p>d) Prior to public realm being made open to the public and maintained at all times</p>
MCU 33.	<p>Refuse collection</p> <p>a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) At all times following commencement of use</p>
MCU 34.	<p>Acoustic treatments</p> <p>a) Construct the approved development to include the acoustic treatments specified in section 8 of the following approved document:</p> <ol style="list-style-type: none"> i. Environmental Noise Impact Assessment prepared by TTM dated 23/11/2020, ref number 20BRA0161 R01_1 <p>b) Submit to EDQ TS evidence that the requirements of part a) of this condition have been met.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

MCU 35.	<p>SUFFICIENT GROUNDS Sustainability and efficiency– Compliance assessment</p> <p>a) Submit to EDQ DA for compliance assessment an update to the ‘ESD Report Platinum, 19 Hercules Street prepared by Fuse Architects October 2021’ that clearly explains the subtropical environmental design of the four façade aspects of the tower. The Report is to include detail regarding:</p> <ol style="list-style-type: none"> 1. The design of the northern façade. 2. The design of the southern façade. 3. How the design of the facades manage solar and daylight entry into apartments. 4. how the design of the facades facilitate and control natural ventilation into apartments. 5. Details of how rain and insect entry to apartments are managed. 6. How appropriate subtropical design outcomes are delivered to apartments of different sizes and shapes; apartments facing in different directions; in different locations along the façade and at different heights. <p>The Report is to include:</p> <ol style="list-style-type: none"> 1. Annotated plans; 2. Annotated sections; 3. Annotated facades and 4. Any other appropriate diagrams. <p>b) Construct the approved development generally in accordance with the report approved under part (a) of this condition.</p> <p>c) Submit to EDQ TS evidence that the requirements of part b) of this condition have been met.</p>	<p>a) Prior to commencement of above ground works</p> <p>b) At all times</p> <p>c) Prior to commencement of use</p>
MCU 36.	<p>Easements over infrastructure</p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	<p>Prior to commencement of use or registration of a Building Format Plan, whichever occurs first</p>
MCU 37.	<p>Community Management Statement</p> <p>a) Any proposed Community Management Statement for the approved development must;</p> <ol style="list-style-type: none"> I. Identify exclusive use areas for car park allocations to dwelling units. II. Provide for unrestricted (24 hours 7 days a week) pedestrian and cyclist access to public areas outside the curtilage of the building III. Include a management and maintenance schedule for all landscape and public realm areas. 	<p>a) Prior to endorsement of a BFP to be maintained at all times.</p>

MCU 38.	<p>Affordable housing</p> <p>Submit to EDQ DA evidence that the approved development delivers 5% affordable units in accordance with the <i>PDA Guideline no. 16 Housing</i>.</p> <p><i>NOTE: For the purposes of this condition, copies of sale prices and an accompanying statement outlining compliance with PDA Guideline no. 16 – Housing are considered evidence.</i></p>	Prior to commencement of use or BFP endorsement, whichever occurs first
MCU 39.	<p>Accessible housing</p> <p>Submit to EDQ DA evidence that the approved development delivers a minimum of 10% of all units are accessible units, generally in accordance with EDQ Guideline 02 Accessible Housing.</p> <p><i>NOTE: For the purposes of this condition, copies of building work floor plans and an accompanying statement are considered evidence.</i></p>	Prior to commencement of use or BFP endorsement, whichever occurs first
MCU 40.	<p>Compliance assessment – Public Access 24/7</p> <p>a) Submit to the MEDQ for Compliance Assessment, a plan that provides and maintains unimpeded and safe 24 hour public access through the site to all buildings internal to the site and public realm areas. This plan is to demonstrate compliance with AD1428.1 and AS1428.2 where applicable.</p> <p>b) Maintain access 24/7 as per the plan approved under part a) of this condition.</p>	<p>a) Prior to the landscape and public realm areas being made open to the public.</p> <p>b) As indicated</p>
Infrastructure contributions		
MCU 41	<p>INFRASTRUCTURE CHARGES</p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <p>-where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 4 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or</p> <p>- where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 4 years from the original decision date – in accordance with the IFF in force at the time of payment.</p> <p>-where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</p>	In accordance with the IFF
MCU 42	<p>Covenant for Public Realm</p> <p>a) Submit to EDQ DA, for Compliance Assessment, a survey plan, certified by a registered surveyor, to accurately identify the area of the ultimate public realm area in accordance with the approved plan 'Proposed Covenant</p>	For all parts of the condition prior to commencement use, or registration of a

	<p>Plan' prepared by Bennett and Bennett, dated 6 December 2021.</p> <p>b) Register an instrument of covenant with respect to the use of the Covenant Area and the protection of those parts of Lot 2 on SP322281 and Lot 3 on SP322281 areas identified as the ultimate public realm area on Lot 2 on SP322281 and Lot 3 on SP322281 in the approved plan 'Proposed Covenant Plan' prepared by Bennett and Bennett dated 6th December 2021 and on the approved survey plan endorsed under Condition 44(a).</p> <p>The purpose of the covenant is to preserve for delivery of the ultimate public realm area, and prohibit its use for any purpose other than for landscape and public realm purposes.</p> <p>c) The details of the covenant must include:</p> <ol style="list-style-type: none"> I. The extent of the ultimate public realm area on the survey plan endorsed by EDQ DA. II. The restrictions/obligations that apply with respect to the land the subject of the covenant – with reference to section 97A(3)(a)(i) of the Land Title Act 1994; and III. The covenant terms in the approved plan 44 'Covenant Form 31 prepared by Mahoneys dated 9th December 2021' <p>d) Submit to EDQ DA, for Compliance Assessment, evidence that a covenant complying with the above requirements has been registered to the titles of Lot 2 on SP322281 and Lot 3 on SP322281.</p>	<p>survey plan for the approved re-configuration of a lot, whichever occurs first.</p>
PDA Development Conditions – Reconfiguring a Lot (Stage 1 - 1 into 2)		
General		
RoL 43	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with:</p> <ol style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions: <ul style="list-style-type: none"> o Condition 41- Sufficient Grounds – Ultimate public realm delivery 	<p>a) Prior to survey plan endorsement for each stage</p>
RoL 44	<p>Covenant for Public Realm</p> <ol style="list-style-type: none"> a) Submit to EDQ DA, for Compliance Assessment, a survey plan, certified by a registered surveyor, to accurately identify the area of the ultimate public realm area in accordance with the approved plan 'Proposed Covenant Plan' prepared by Bennett and Bennett, dated 6 December 2021. 	<p>For all parts of the condition prior to commencement use, or registration of a survey plan for the approved re-configuration of a lot,</p>

	<p>b) Register an instrument of covenant with respect to the use of the Covenant Area and the protection of those parts of Lot 2 on SP322281 and Lot 3 on SP322281 areas identified as the ultimate public realm area on Lot 2 on SP322281 and Lot 3 on SP322281 in the approved plan 'Proposed Covenant Plan Area' prepared by Bennett and Bennett dated 6th December 2021 and on the approved survey plan endorsed under Condition 44(a).</p> <p>The purpose of the covenant is to preserve for delivery of the ultimate public realm area, and prohibit its use for any purpose other than for landscape and public realm purposes.</p> <p>c) The details of the covenant must include:</p> <ol style="list-style-type: none"> I. The extent of the ultimate public realm area on the survey plan endorsed by EDQ DA. II. The restrictions/obligations that apply with respect to the land the subject of the covenant – with reference to section 97A(3)(a)(i) of the Land Title Act 1994; and III. The covenant terms in the approved plan 44 ' Covenant Form 31' prepared by Mahoneys dated 9th December 2021 	whichever occurs first.
Construction		
RoL45	<p>Hours of work - construction</p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	During construction unless otherwise endorsed
RoL46	<p>Out of hours work - Compliance Assessment</p> <p>Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form⁴.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
RoL 47	<p>Certification of Operational Work</p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
RoL 48	<p>Public infrastructure (damage, repairs and relocation)</p> <ol style="list-style-type: none"> a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. 	<p>a)Prior to survey plan endorsement for each stage</p> <p>b)Prior to survey plan endorsement for each stage</p>

⁴ The out of hours work request form is available at EDQ's website.

	<i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	
Earthworks and retaining walls		
RoL 49	<p>Earthworks</p> <p>a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) The Preliminary Earthworks Plan contained in Appendix B of the Servicability Report prepared Bornhorst and Ward, revision B dated 14/12/2020. <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by Condition 7 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: <ul style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS RPEQ certification that:</p> <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>a) Prior to commencing earthworks for each stage</p> <p>b) Prior to survey plan endorsement for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p>
Roadworks, urban servicing and stormwater management		
RoL 50	<p>Stormwater management (quantity)</p> <p>a) Submit to EDQ TS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and: 	<p>a) Prior to commencing stormwater work</p>

	<p>ii) Section 3.1 of the Serviceability Report prepared by Bornhorst and Ward, dated 14th December 2020 (Project Number 20376)</p> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>C) Submit to EDQ TS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.</p>	<p>b) Prior to survey plan endorsement for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p>
Surveying, land transfers and easements		
RoL 51	<p>Easements over infrastructure</p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	At registration of survey plan for each stage
RoL 52	<p>Access Easement</p> <p>Provide a legal point of access via an access easement in favour of Lot 2 on SP32281 to be registered on title at the time of plan sealing.</p>	Prior to plan sealing.
Reconfiguration of a Lot (Stage 2 – 1 into 3 including a volumetric lot)		
RoL 53	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
RoL 54	<p>Water connection</p> <p>Demonstrate that the approved development lots can be connected to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
RoL 55	<p>Sewer connection</p> <p>Demonstrate that the approved development lots can be connected to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first

The following applies to the Preliminary Approval for a Material Change of Use – Stage 2 & 3		
56	<p>Future development to be in accordance with the approved Preliminary Approval</p> <p>Any future development must be designed and developed generally in accordance with the relevant approved documents:</p> <ul style="list-style-type: none"> • Preliminary Approval Drawing prepared by Urbis (RPT-20201221-19 Hercules Street Hamilton). 	At all times
57	<p>Sufficient Grounds – Landscape and Public Realm (stages 2 & 3)</p> <p>Submit to EDQ DA a detailed landscape concept plan for the public realm Stages 2 & 3 as identified in:</p> <ul style="list-style-type: none"> • the approved Plan 'Proposed Covenant Area' prepared by Bennett and Bennett dated 06/12/21; and • drawing number LP01 'Ground Level Stage 1 Delivery Ultimate Design (including future stages 2 & 3). <p>The exact area is to be confirmed via a Survey Plan required under Condition 42 and 44, is to be submitted to EDQ as part of any future Material Change of Use application for Stages 2 & 3 and generally in accordance with the following approved documents:</p> <ul style="list-style-type: none"> • Platinum Hamilton Landscape Concept Plan prepared by Urbis, dated 13th August 2021 Revision (I), specifically drawing number LP01 ' Ground Level Stage 1 Delivery Ultimate Design (including future stages 2 & 3). • Survey Plan and Covenant prepared under Conditions 42 and 44 	As part of future development applications for a Material Change of Use
58	<p>SUFFICIENT GROUNDS Sustainability and efficiency– Compliance assessment</p> <p>Submit to EDQ DA an EDQ Report that clearly explains the subtropical environmental design of the following aspects of any proposal.</p> <ul style="list-style-type: none"> • The design of the façades. • How the design of the facades manage solar and daylight entry into apartments. • how the design of the facades facilitate and control natural ventilation into apartments. • Details of how rain and insect entry to apartments are managed. • How appropriate subtropical design outcomes are delivered to apartments of different sizes and shapes; apartments facing in different directions; in different locations along the façade and at different heights. 	As part of future development applications for a Material Change of Use

	<p>The Report is to include:</p> <ul style="list-style-type: none"> • Annotated plans; • Annotated sections; • Annotated facades and • Any other appropriate diagrams. 	
ADVICE NOTE		
	<p>Future construction from Hercules Street</p> <p>All construction activities, as far as practical, for Stages 2 and 3 of the development are to use the driveway onto Hercules Street for egress, in order to minimise impact to the residential development to the south of the development site. The use of Main Road for construction traffic may require obtaining the agreement of all Body Corporates</p> <p>Intrusion into Brisbane Airport Operational Airspace</p> <p>Future development proposals will require approval from the Brisbane Airport Corporation and comply with the regulatory requirement of all relevant legislation relating to the operation of the airspace over the subject site and to the requirements for PAN OPS and OSL.</p>	

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****